



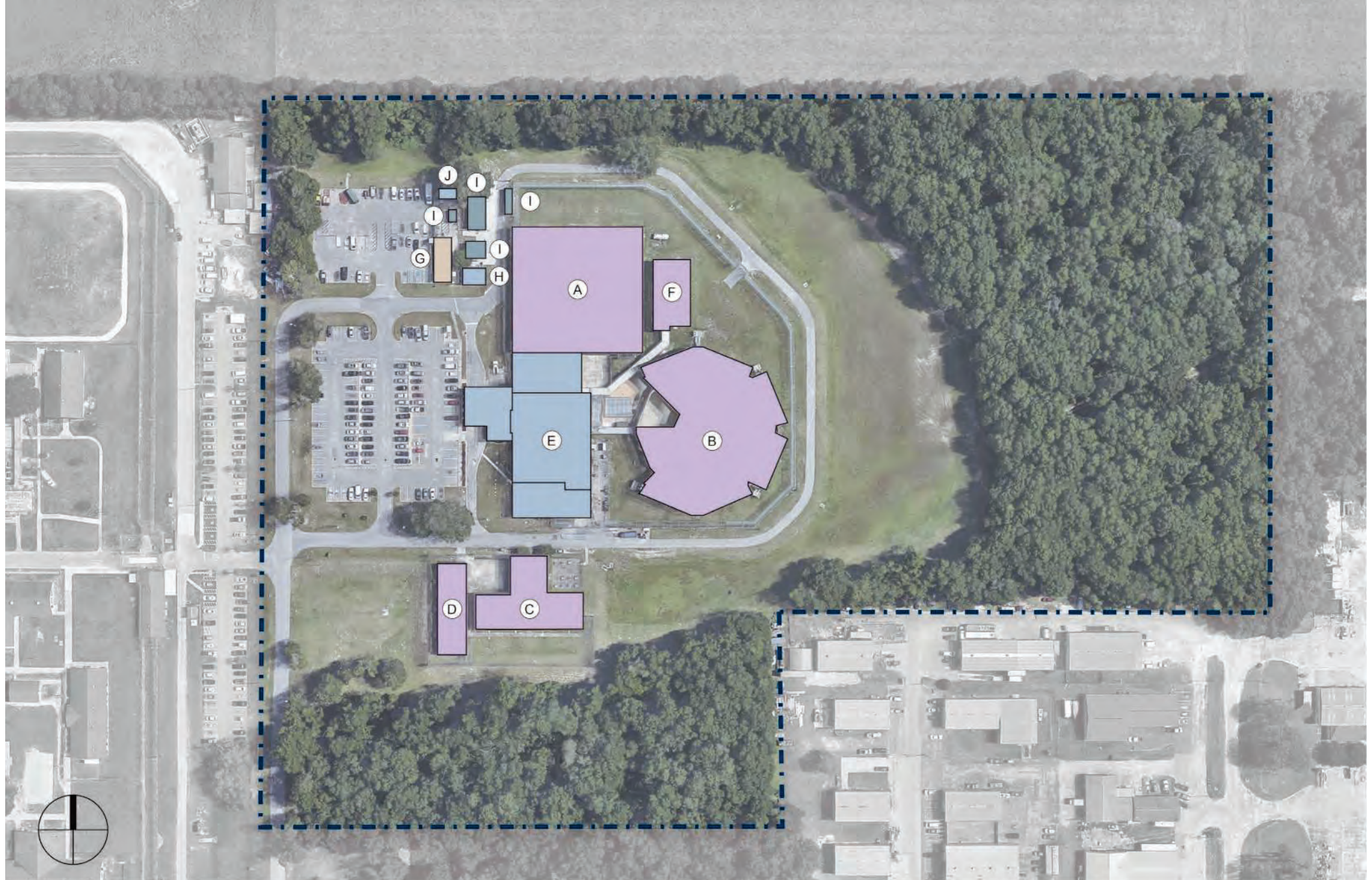
Hernando County Detention Center Master Planning

JANUARY 24, 2023



OUTLINE

- Existing Detention Center Background
- Needs and Data Gathering
- Proposed Option Review



LEGEND

- (A) ALPHA HOUSING UNIT
- (B) BRAVO HOUSING UNIT
- (C) CHARLIE HOUSING UNIT
- (D) DELTA HOUSING UNIT
- (E) ADMINISTRATION
- (F) MEDICAL UNIT
- (G) VISITATION
- (H) SHERIFF OFFICE AND MAINTENANCE
- (I) MAINTENANCE
- (J) MAINTENANCE OFFICE AND STORAGE

EXISTING BUILDINGS

Project Overview – Master Planning Process

WHAT DO YOU HAVE?

WHAT DO YOU NEED?

WHAT CAN YOU DO?

WHAT SHOULD YOU DO?

Goal is to provide the County/HCSO with a road map into the future

Master Plan Project Timeline

March 25, 2022 – Site & Building Tour

March 30, 2022 – OCI Building Systems – Walk Through

April 1, 2022 – Master Plan Kick Off Meeting

April 26, 2022 – Tour of Pinellas County Medical Unit

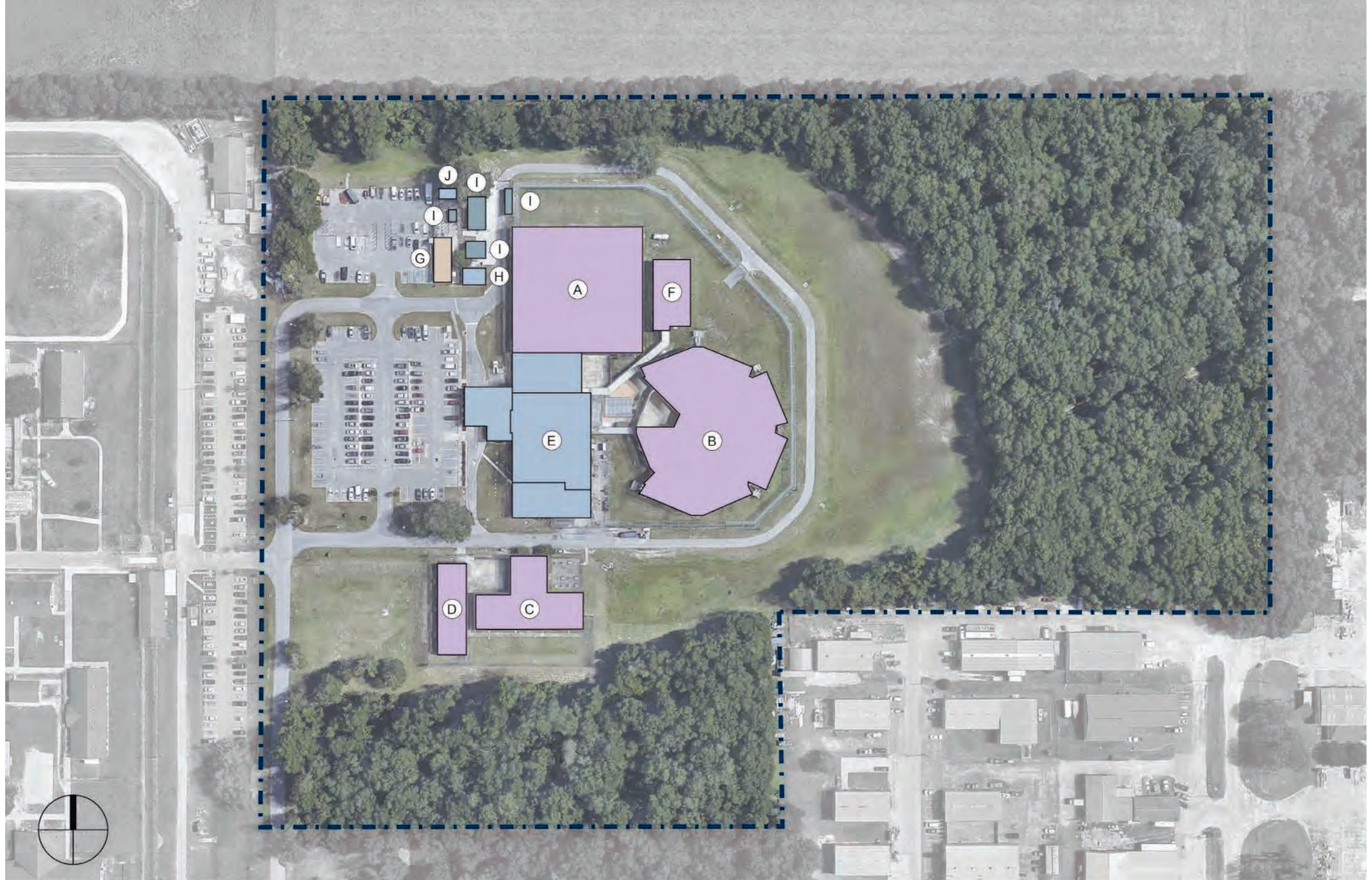
April 27, 2022 – Programming Workshop #1

May 17, 2022 – Programming Workshop #2

June 8, 2022 – Programming Workshop #3

June 16, 2022 – OCI Building Systems – Final Walk Through

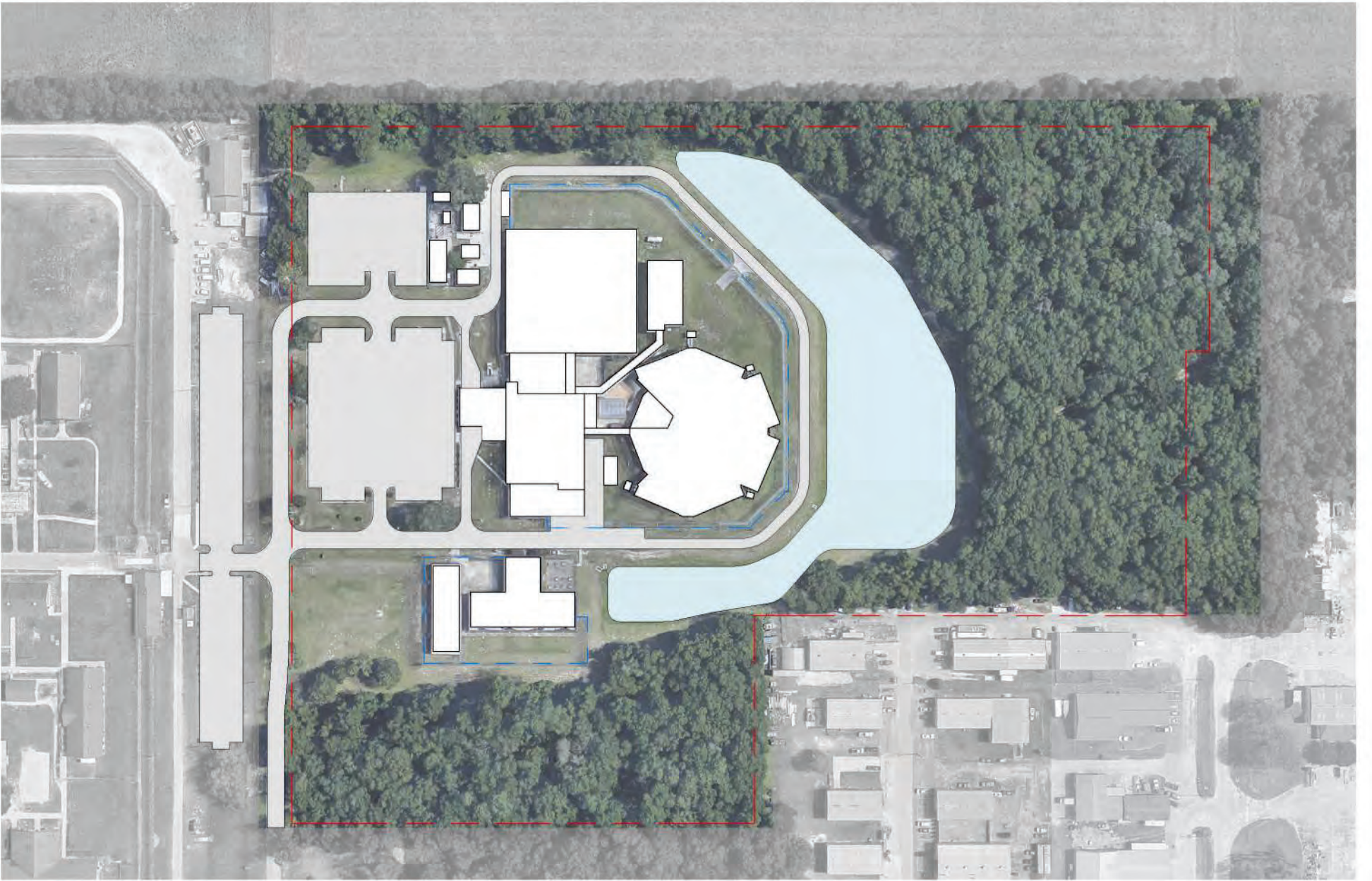
June 24, 2022 – Planning Workshop #1



LEGEND

- (A) ALPHA HOUSING UNIT
- (B) BRAVO HOUSING UNIT
- (C) CHARLIE HOUSING UNIT
- (D) DELTA HOUSING UNIT
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EXISTING BUILDINGS



FINDINGS

- Inadequate housing for Mental Health population
- Inadequate housing for Disciplinary population
- No space for Youthful Offenders
- No space for long term storage needs at warehouse & kitchen
- Site is land locked for future growth in its current form

GOALS

- Target approximately 1,000 bed capacity in master plan
- Provide appropriate housing for Mental Health population
- Provide appropriate housing for Disciplinary population
- Provide appropriate space for Youthful Offenders
- Plan for new warehouse on property
- Future-proof existing site for future growth opportunities

Study Comparisons

Option 1 - \$44.9m - \$48.6m

64 bed Mental Health Unit & Warehouse

Option 2 - \$68.5m - \$75.4m

68 bed Medical/Mental Health Unit, Clinic, YO Renovation & Warehouse

Option 3 (Phase 1) - \$174m – 193.4m

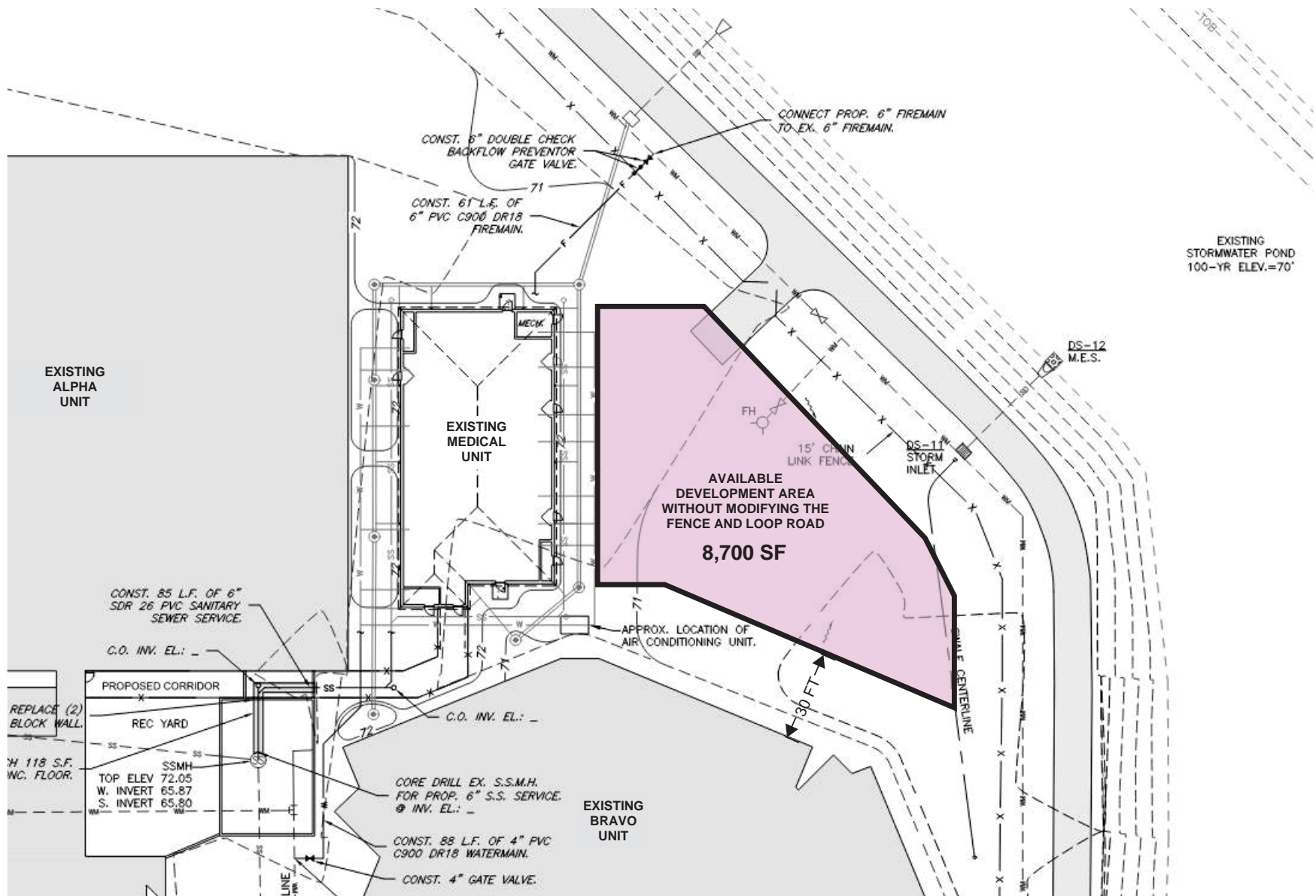
*68 bed Medical/Mental Health Unit, Clinic, YO Renovation & Warehouse
384 general population beds*

Option 3 (All Phases) - \$350m - \$400m*

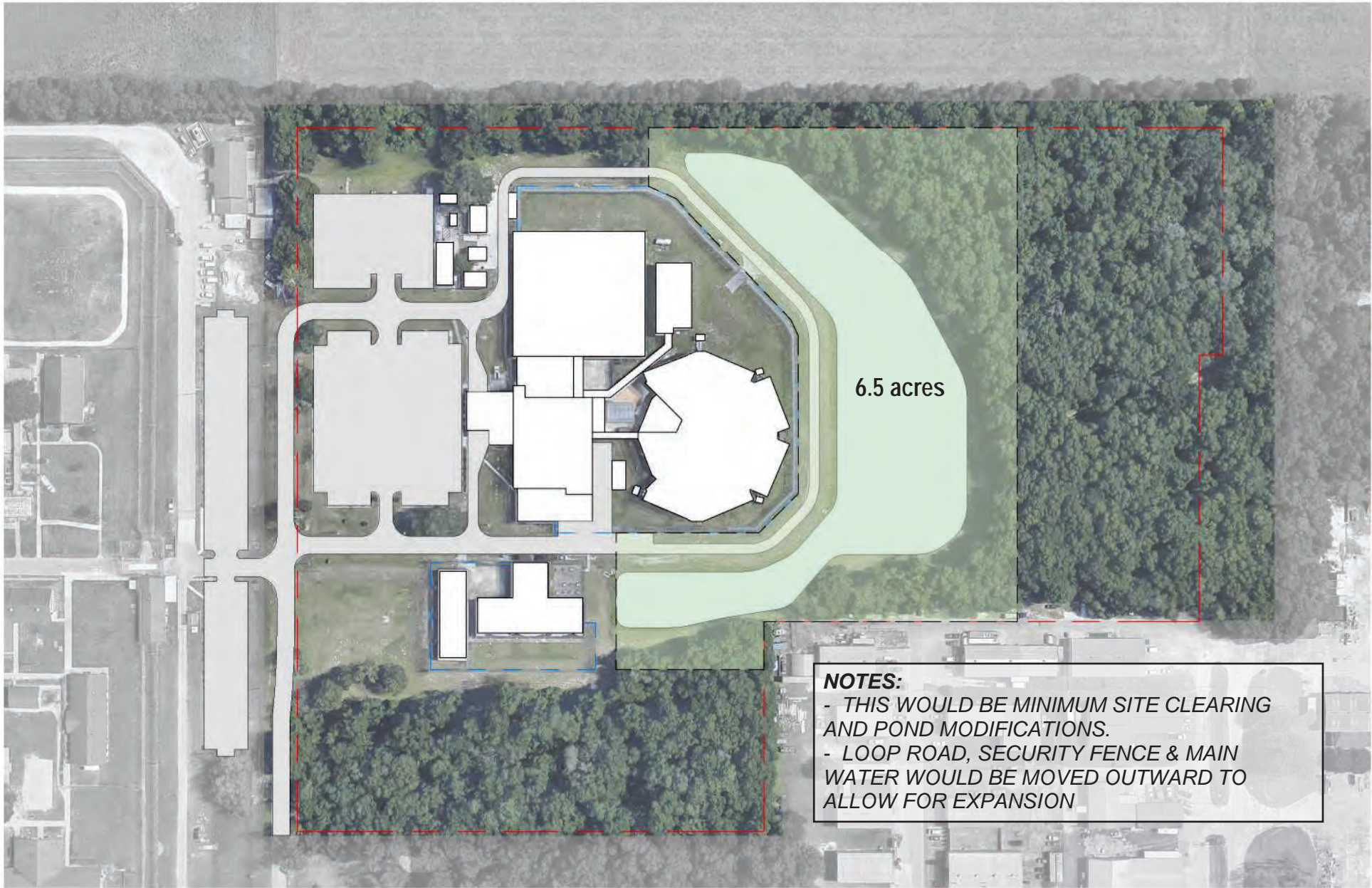
New Multi-Level Housing Expansion (Phased Option)

Option 4 - \$357m - \$407m

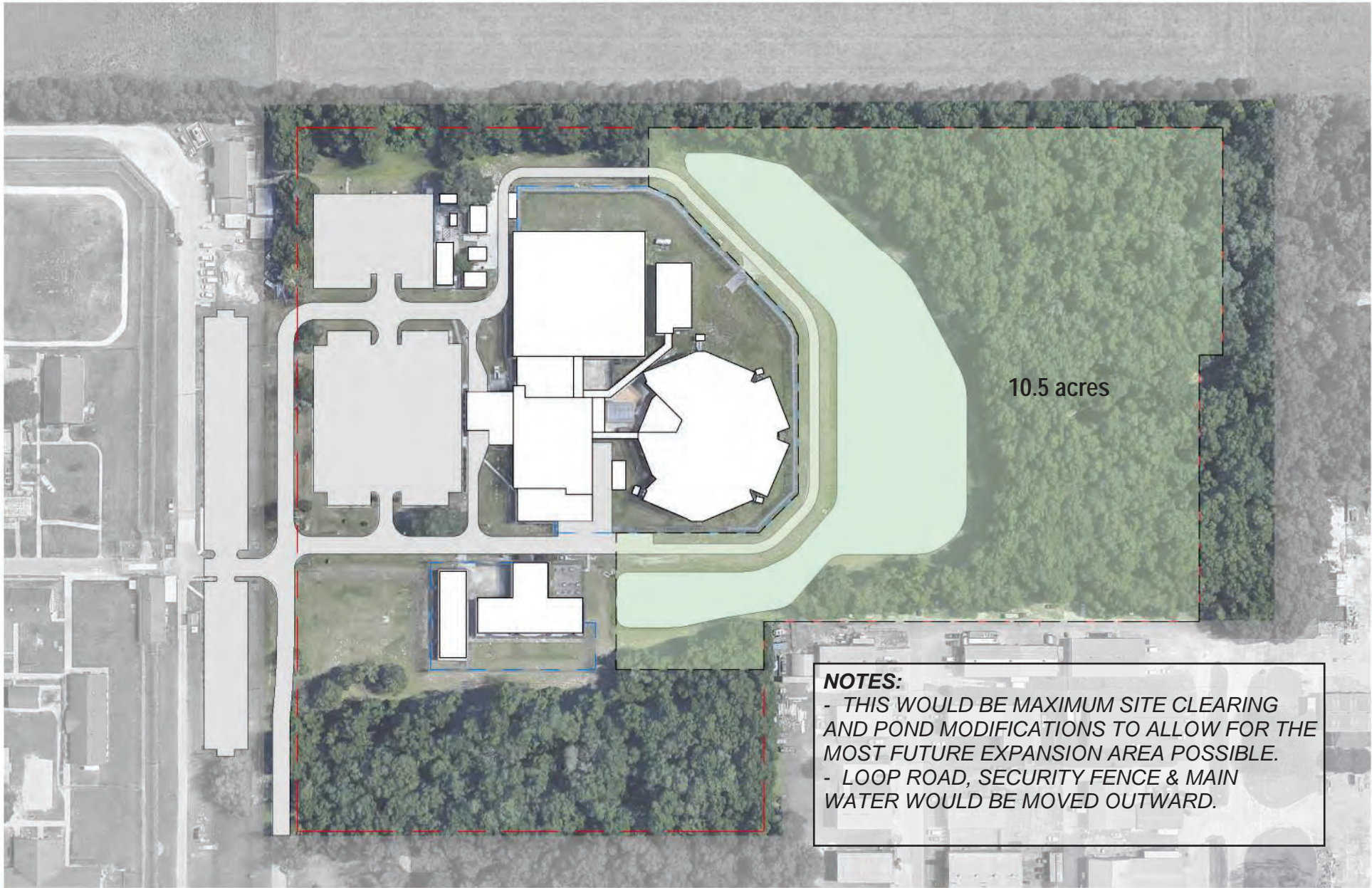
All New Facility (not including site acquisition)



AVAILABLE AREA DIAGRAM TO DEVELOP

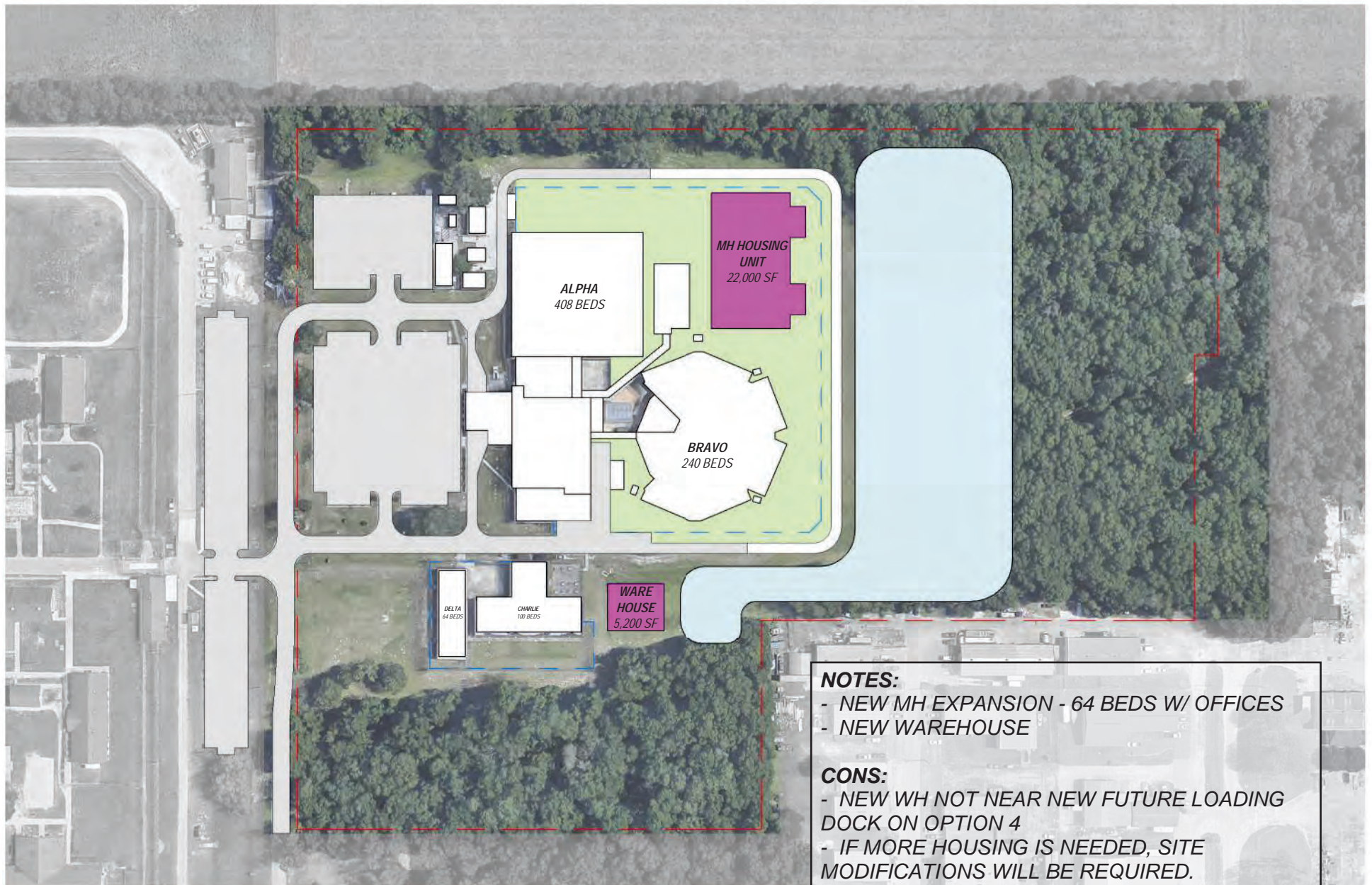


SITE DEVELOPMENT AREA - OPTION 2



SITE DEVELOPMENT AREA - OPTION 1

Option 1 – 64 bed Mental Health Unit & Warehouse



NOTES:

- NEW MH EXPANSION - 64 BEDS W/ OFFICES
- NEW WAREHOUSE

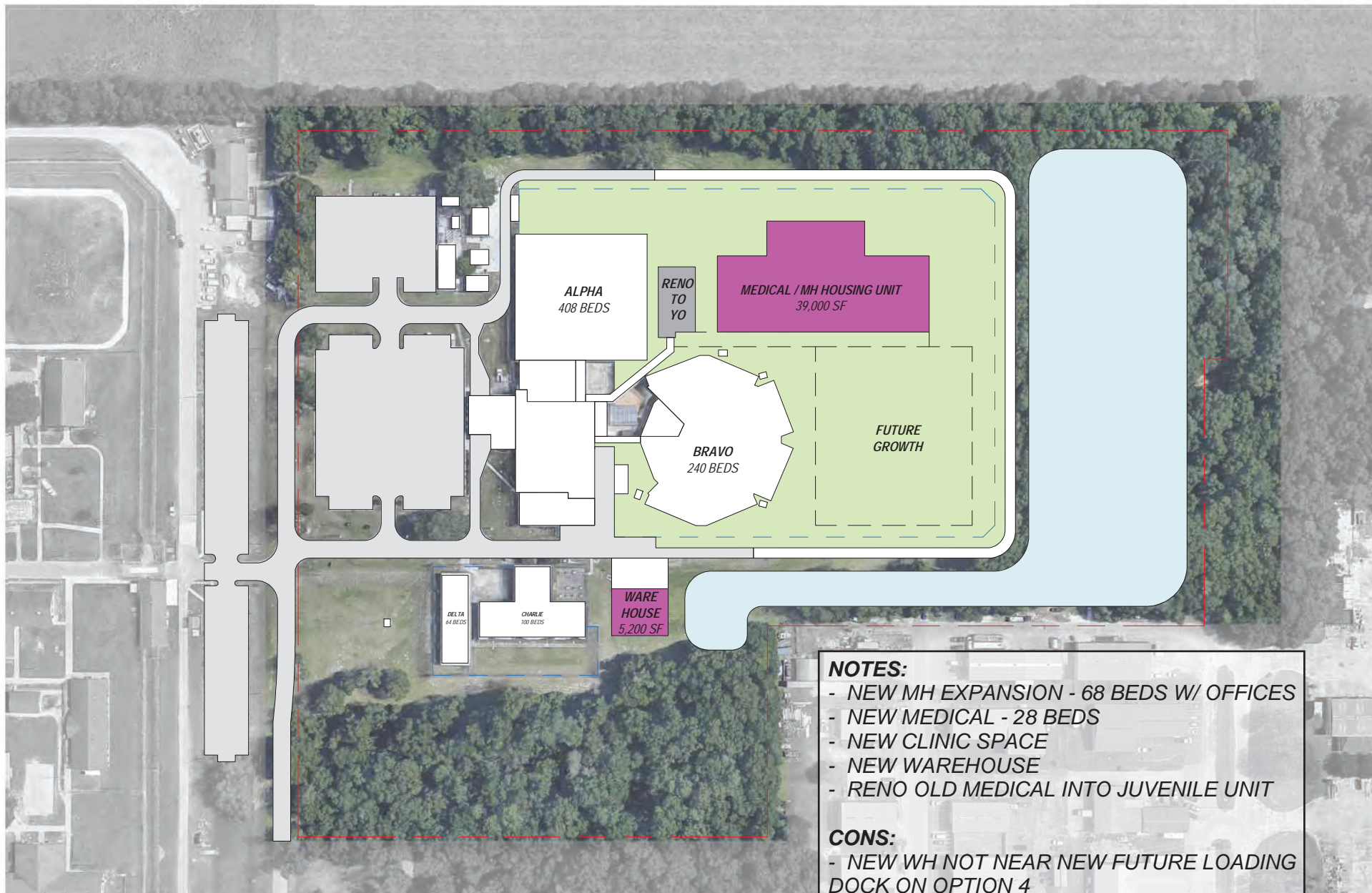
CONS:

- NEW WH NOT NEAR NEW FUTURE LOADING DOCK ON OPTION 4
- IF MORE HOUSING IS NEEDED, SITE MODIFICATIONS WILL BE REQUIRED.
- INMATE MOVEMENT TO DETACHED UNITS

OPTION 1 - 64 BED MENTAL HEALTH EXPANSION /
WAREHOUSE & SITE DEVELOPMENT

\$44.8 M

Option 2 — 68 bed Medical/Mental Health Unit, Clinic, YO Renovation & Warehouse

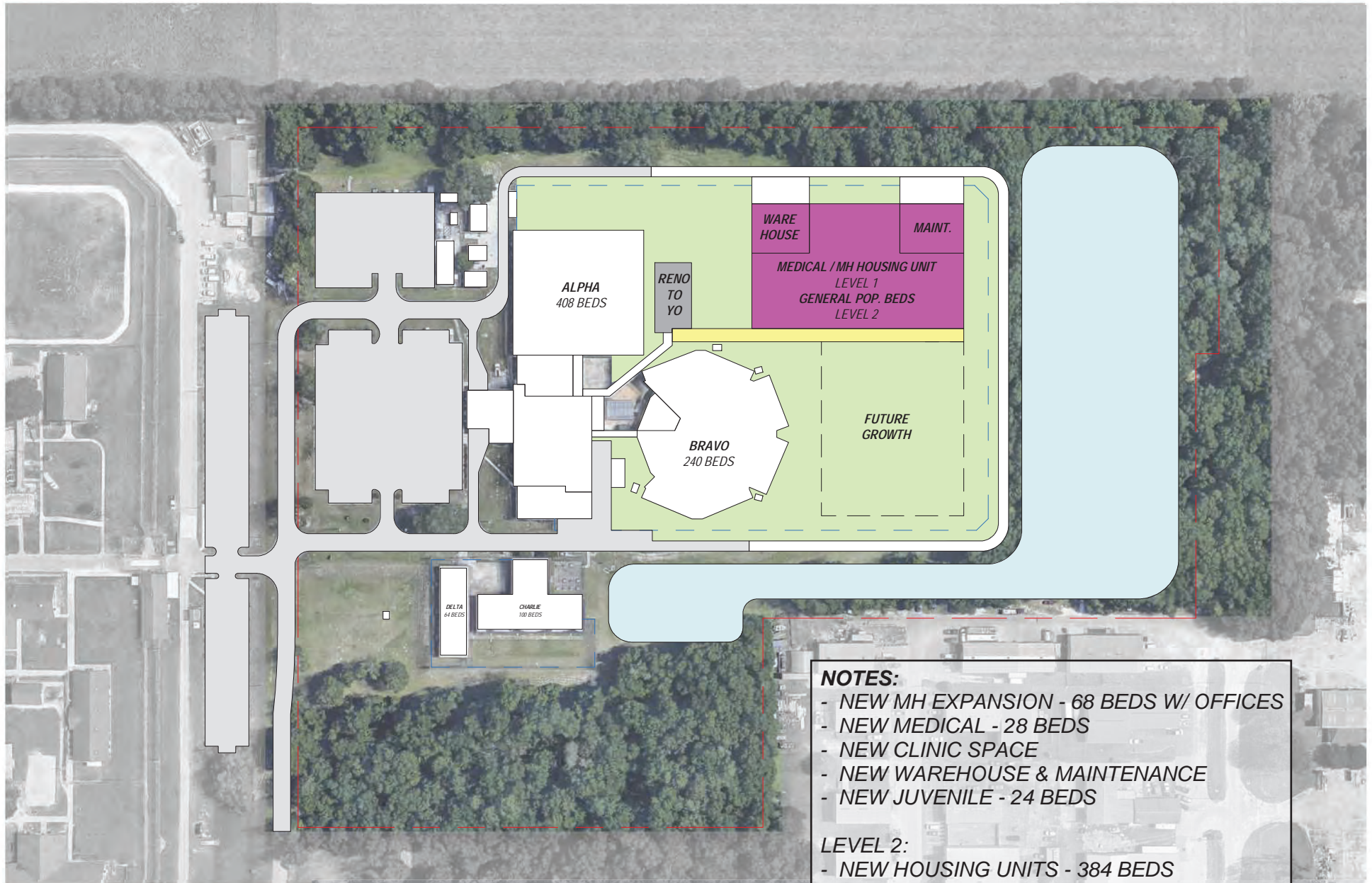


- NOTES:**
- NEW MH EXPANSION - 68 BEDS W/ OFFICES
 - NEW MEDICAL - 28 BEDS
 - NEW CLINIC SPACE
 - NEW WAREHOUSE
 - RENO OLD MEDICAL INTO JUVENILE UNIT
- CONS:**
- NEW WH NOT NEAR NEW FUTURE LOADING DOCK ON OPTION 4
 - INMATE MOVEMENT TO DETACHED UNITS

OPTION 2 - MEDICAL/MENTAL HEALTH EXPANSION & FULL SITE DEVELOPMENT

\$68.5 M

Option 3 – New Multi-Level Housing Expansion (Phased Option)



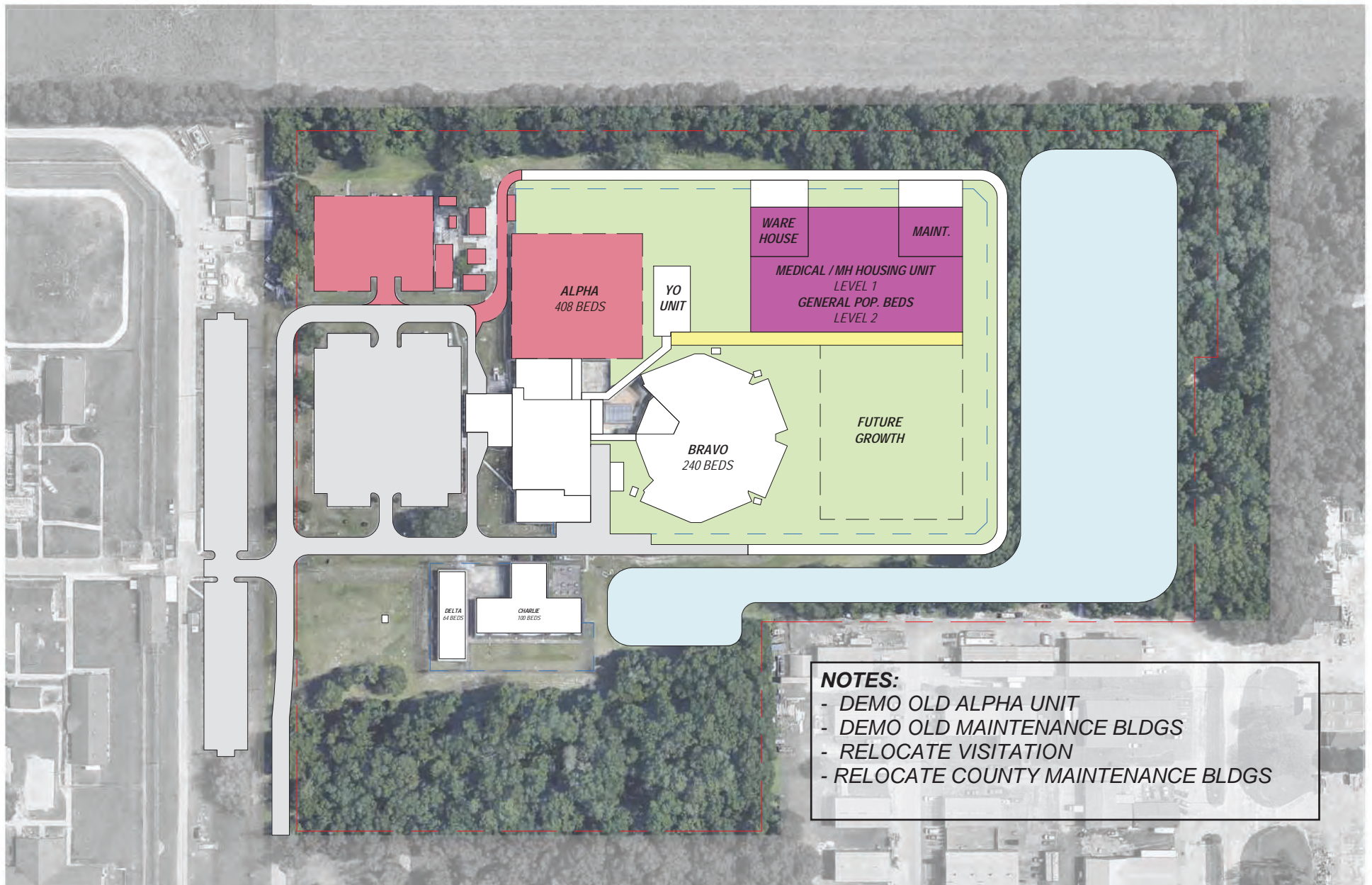
- NOTES:**
- NEW MH EXPANSION - 68 BEDS W/ OFFICES
 - NEW MEDICAL - 28 BEDS
 - NEW CLINIC SPACE
 - NEW WAREHOUSE & MAINTENANCE
 - NEW JUVENILE - 24 BEDS
- LEVEL 2:**
- NEW HOUSING UNITS - 384 BEDS

OPTION 3_PHASE 1 - MULTI-LEVEL FACILITY

\$173.8 M

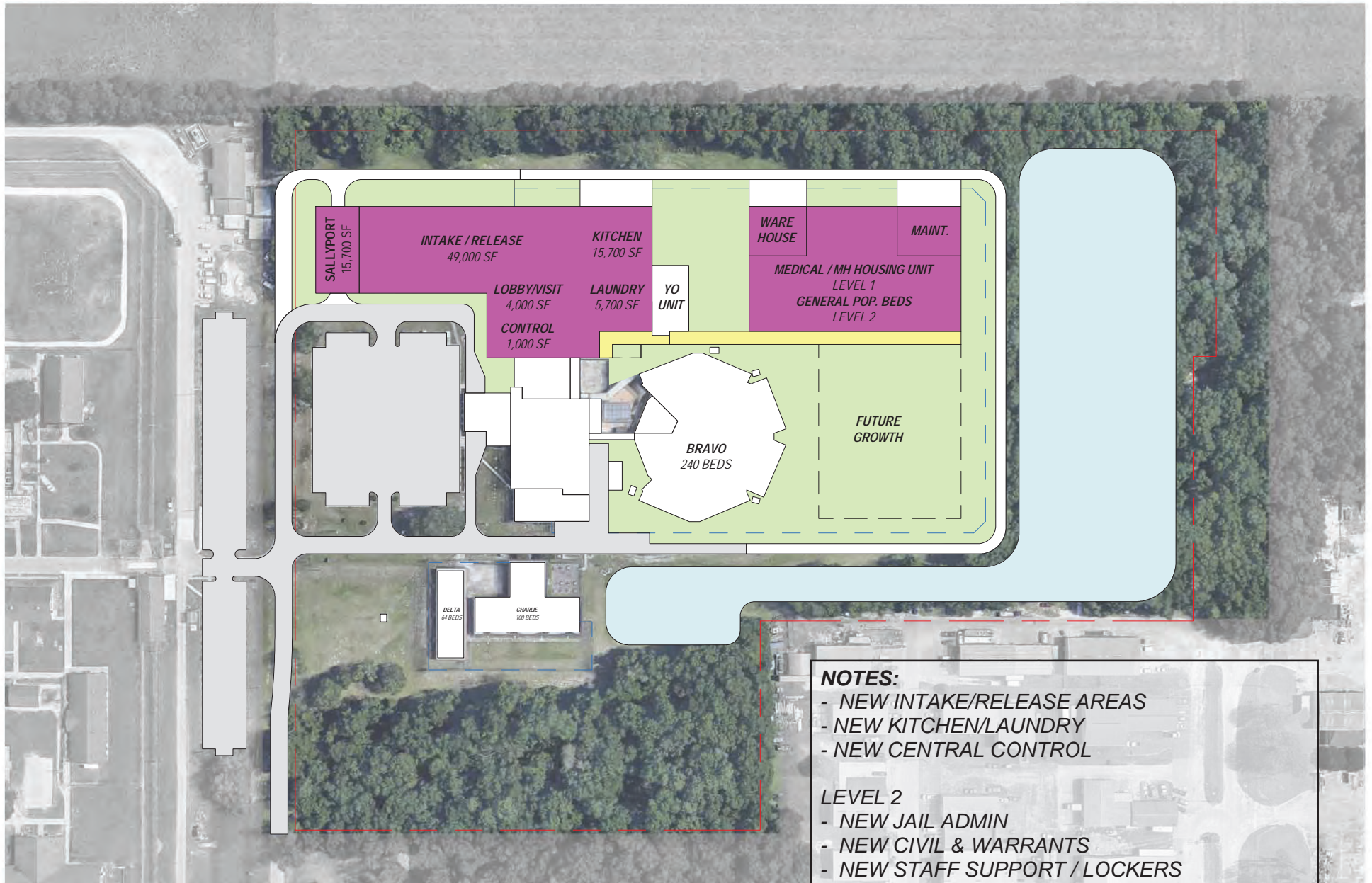
- CONS:**
- INMATE MOVEMENT TO DETACHED UNITS

Option 3 – New Multi-Level Housing Expansion (Phased Option)



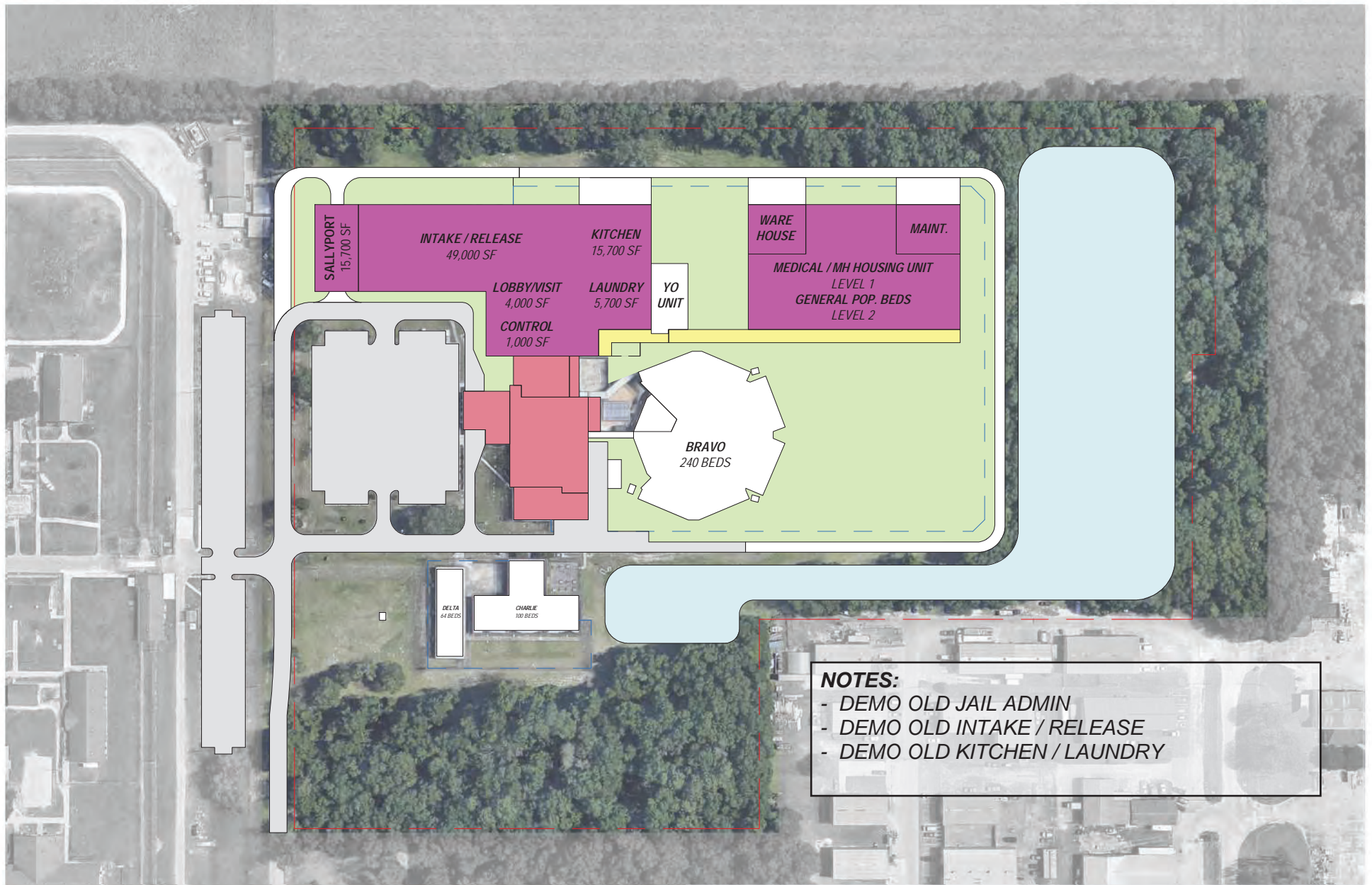
OPTION 3_PHASE 2 - MULTI-LEVEL FACILITY

Option 3 – New Multi-Level Housing Expansion (Phased Option)



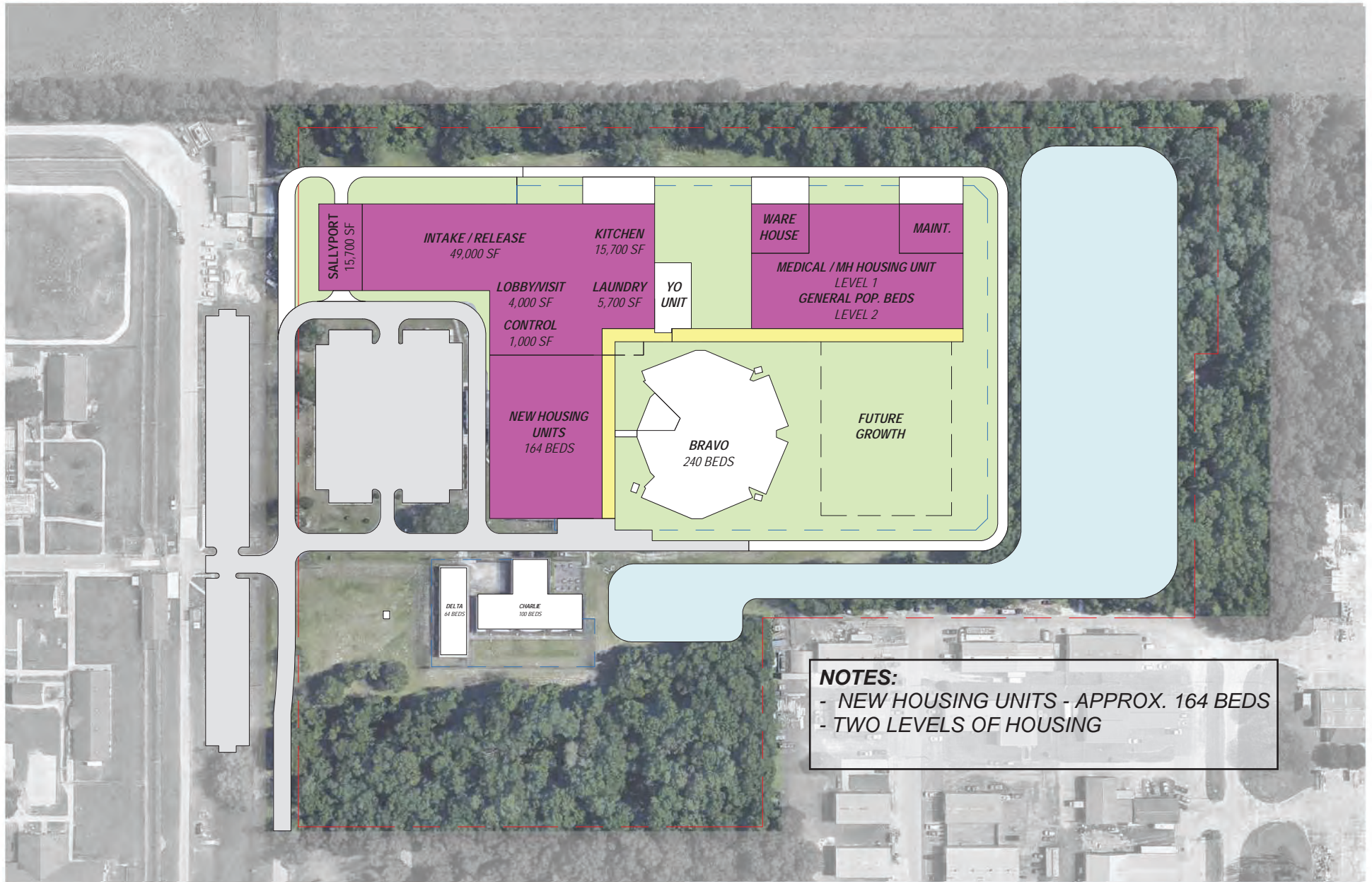
OPTION 3_PHASE 3 - MULTI-LEVEL FACILITY

Option 3 – New Multi-Level Housing Expansion (Phased Option)



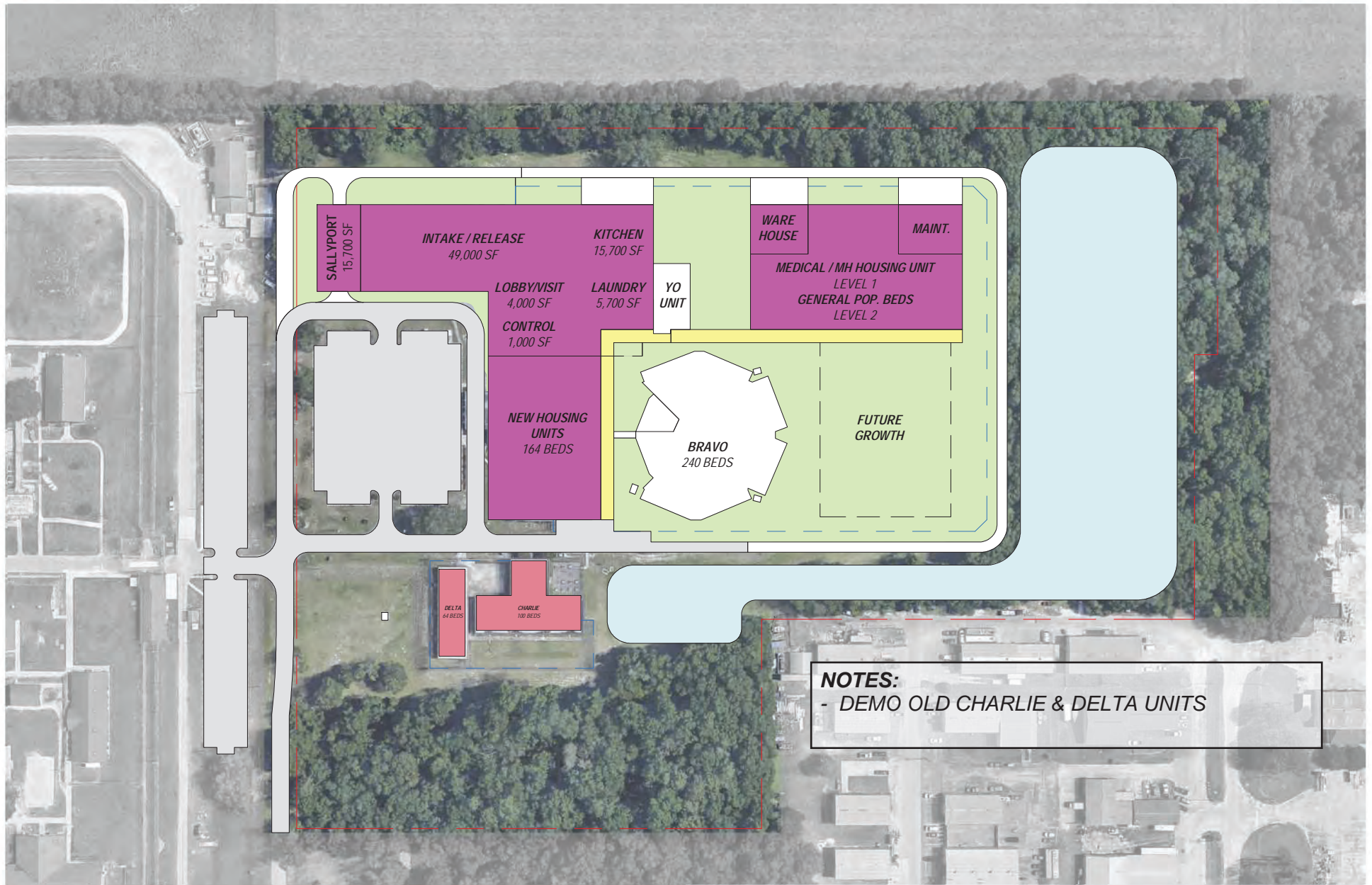
OPTION 3_PHASE 4 - MULTI-LEVEL FACILITY

Option 3 – New Multi-Level Housing Expansion (Phased Option)



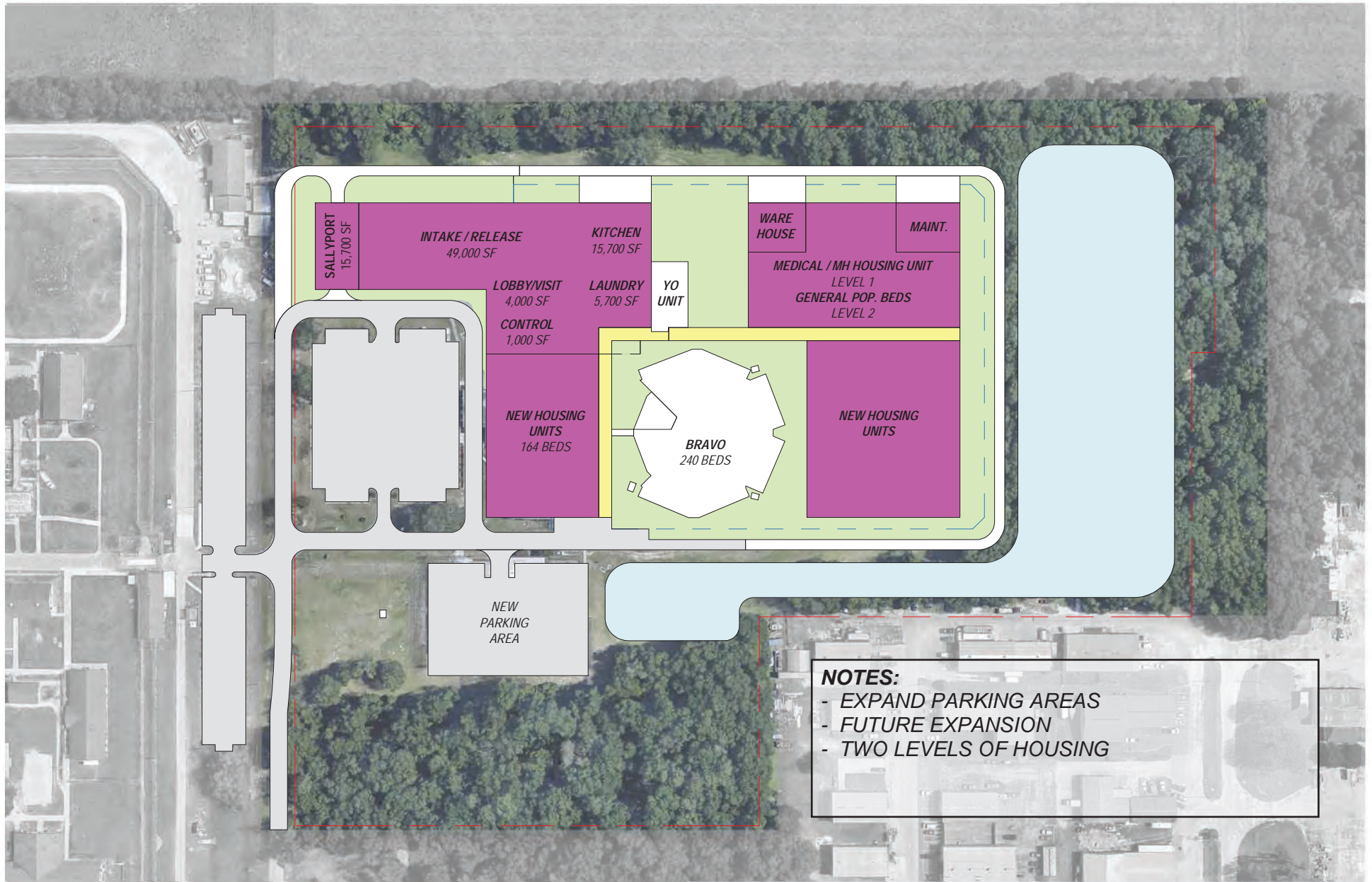
OPTION 3_PHASE 5 - MULTI-LEVEL FACILITY

Option 3 – New Multi-Level Housing Expansion (Phased Option)



OPTION 3_PHASE 6 - MULTI-LEVEL FACILITY

Option 3 – New Multi-Level Housing Expansion (Phased Option)



OPTION 3_PHASE 7 - MULTI-LEVEL FACILITY

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New Multi-Level Housing Expansion (Phased Option)

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